

ITALIAN VILLAGE COMMISSION REVISED AGENDA

Tuesday, September 19, 2017

6:00 p.m.

50 W. Gay Street, Ground Floor - Conference Room B

Applicants or their representatives must attend this hearing. If applicants are absent, it is likely that the application will be continued until the Commission's next hearing. If you need assistance in participating in this meeting due to a disability under the ADA, please call the City's ADA Coordinator at (614) 645-6504 or email raisbell@columbus.gov at least three (3) business days prior to the scheduled meeting or event to request an accommodation.

- I. CALL TO ORDER
- II. NEXT COMMISSION MONTHLY BUSINESS MEETING – 12:00 pm (Noon), Tuesday, October 10, 2017 – 50 W. Gay Street, Ground Floor - Conference Room A.
- III. NEXT COMMISSION HEARING – Tuesday, October 17, 2017.
- IV. SWEAR IN STAFF
- V. APPROVAL OF MINUTES – Tuesday, August 15, 2017.
- VI. PUBLIC FORUM
- VII. STAFF APPROVALS
- VIII. STAFF RECOMMENDED APPLICATIONS
- IX. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

STAFF RECOMMENDATIONS

(The following applicants do not need to attend.)

1. 17-9-12

847 Hamlet St.

Gunzelman Architecture + Interiors (Applicant) **Mulberry (Owner)**

An application, cutsheets, and revised drawings have been submitted.

Staff Recommended Application

- Remove one (1) window located at the second floor bathroom on the rear addition above the 2-car garage.
- Exterior lighting fixtures submitted for review and approval.

3. 17-9-14

279 E. Fifth Ave.

Bogden Architects, Inc. (Applicant) **FK IV, LP, (Owner)**

An application, siteplan, and revised variance information has been submitted.

Staff Recommended Application

- Revised parking reduction due to size of existing spaces/calculation.
- Additional offsite parking has been obtained via a parking agreement for 30 spaces.

Variance Recommendation Request

- 3312.49: Parking – To reduce the number of parking spaces from 45 spaces to 7 Spaces.
- 3370.05: Permitted uses – to allow fitness center use within an L-M district, limited overlay permitted use district.
- 3363.01: M-manufacturing districts – to allow office use within M district.

4. 17-9-15

819 Summit St.

William L. Loveland, Atty. (Applicant) **Beau A. Morrison (Owner)**

An application, product information, and photos have been submitted.

Staff Recommended Application

- Remove existing vinyl windows on front elevation and install new all-wood interior/exterior windows sized to fit the existing openings.



- Future replacements of the vinyl windows located on the sides and rear of the property will be made to match the new all-wood interior/exterior windows.

NEW APPLICATIONS

2. 17-9-13

883 & 889 N. Fourth St.

Shremshock Architects (Applicant) Lykens Companies (Owner)

An application, siteplan, and drawings have been submitted.

- Final approval of alterations to existing one-story brick building.
- Demolish existing frame single-car garage.

5. 17-9-16

278 Cornelius St. (Multiple Addresses)

Rob Harris (Applicant) Jeffrey New Day, LLC. (Owner)

An application and drawings have been submitted.

- Addition of a covered porch and balcony to the previously approved “Beacon” design.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 6:30 P.M.

6. 17-9-17

875 N. Fourth St.

Lykens Companies C/O Dave Perry (Applicant) LS Development Systems, LLC (Owner)

An application, development text, and variance information has been submitted.

Variance Recommendation Request

- The 0.55 +/- acre site is located at the northwest corner of North Fourth Street and East First Avenue. The property is zoned M, Manufacturing, and is within the Italian Village Urban Commercial Overlay (UCO). A new building (875 N Fourth Street) at the corner has been approved by the IVG. Two (2) other existing buildings (883 N Fourth Street and 889 N Fourth Street) are included in the zoning applications. Applicant proposes to rezone (Z17-036) the property to the CPD, Commercial Planned Development District to permit reuse of the buildings for commercial uses with dwelling units above ground floor commercial use at 875 N Fourth Street, in addition to site variances as noted in the submitted materials. A variance (CV17-062) application is also pending to permit one ground level accessible dwelling unit in the CPD at 875 N. Fourth Street.

Subarea 1

- 3309.14, Height Districts, to increase the permitted height from 35' (H-35) to 38' for the new building.
- 3312.29, Parking Space, to reduce the width of parking spaces from 9 feet to 8.5 feet on Subarea 1 and to permit one (1) parking space to be divided by the property line of Subarea 1 and Subarea 2, thereby providing 5.5 +/- feet of the width of a parking space on Subarea 1 and 3.5 +/-feet on Subarea 2.
- 3312.25, Maneuvering, to reduce maneuvering for one (1) parking space to zero (0) to permit maneuvering across a property line onto Subarea 2, and to permit one (1) parking space to be divided by the property line of Subarea 1 and 2, thereby dividing the maneuvering area on Subarea 1 and 2, both subject to applicable easements to provide code required maneuvering.

Subarea 2

- 3312.29, Parking Space, to permit one (1) parking space to be divided by the property line of Subarea 1 and Subarea 2, thereby providing 5.5 +/-feet of the width of a parking space on Subarea 1 and 3.5 +/- feet on Subarea 2.
- 3312.25, Maneuvering, to permit one (1) parking space to be divided by the property line of Subarea 1 and 2, thereby dividing the maneuvering area on Subarea 1 and 2, subject to applicable easement(s) to provide code required maneuvering.
- 3.3321.05(B)(1), Vision Clearance, to reduce the 10' x 10' clear vision triangle for the driveway on North Fourth Street to 5' x 5'.

- 3372.604(A)(B), Setback Requirements, to increase the permitted maximum building setback from ten (10) feet to eighty-five (85) feet on N. Fourth Street, and to permit the existing parking lot in front of the building, to conform the existing building and parking setbacks to the UCO, as depicted on the Site Plan.

Subarea 3

- 3372.604(A), Setback Requirements, to increase the permitted maximum building setback from ten (10) feet to twenty-two (22) feet on N. Fourth Street, to conform the existing building setback to the UCO, as depicted on the Site Plan.

7. 17-9-18

1112 N. High St.

John Ingwersen (Applicant)

Giannopoulos Properties (Owner)

An application, siteplan, and drawings have been submitted.

- Convert current vacant retail use to assembly/bar/food hall with four (4) individual kitchens serving a common dining/bar area.
- Refurbish existing façade: remove awnings and inappropriate storefront system. Reopen transom windows, install new canopy, install new storefront system including operable nan-walls.
- Install new signage.
- Install fenced enclosure at rear of property for walk-in cooler and dumpster.
- Construct new 42”-H parapet wall on south elevation due to mechanical code requirements.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 7:00 P.M.

8. 17-9-19

1104-1108 N. High St.

John Ingwersen (Applicant)

Giannopoulos Properties (Owner)

An application and drawings have been submitted.

- Replace existing storefront glass system.
- New storefront system to have one (1) fixed and one (1) sliding sash on each side of the center entry door.

9. 17-9-20

680 N. Pearl St.

John Ingwersen (Applicant)

Giannopoulos Properties (Owner)

An application, siteplan, and variance information has been submitted.

- Modify the current Council Variance CV02-023 to allow for the expansion of dedicated eating and drinking establishment to expand to the entire first floor.
- The outdoor seating area was approved in 2016 (COA#16-9-17).

10. 17-9-21

1087 Mt. Pleasant Ave.

John Ingwersen (Applicant)

Volos Properties (Owner)

An application, siteplan, and drawings have been submitted.

Conceptual Review

- Proposed parking area in R4 Zoning area across alley from Standard Hall (1100 N. High St.).
- New parking area would be used by employees to help reduce demand on public parking.
- The new use would require a Council Variance, and would assist with the current parking variance application that has been tabled by the BZA.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 7:30 P.M.

11. 17-9-22

249 E. Fifth Ave.

Joe Valenti (Applicant) FK IV, LLC (Owner)

An application, drawings, and photos have been submitted.

Conceptual Review

- Change approximately 2,500-sqft of existing warehouse into new retail store.
- Install new awnings.
- Reface existing 96" x 32" internally illuminated sign on north elevation.
- Install new 30" x 42" blade sign on the west elevation.
- Discuss reinstalling existing neon signage from other location.
- Create two (2) new 12' x 11'-4" openings and install new storefront windows.

12. 17-9-23

880 N. High St.

Architectural Alliance (Applicant) United Dairy Farmers, Inc. (Owner)

An application, siteplan, and drawings have been submitted.

- Proposed exterior signage and branding elements for new UDF store.
- Signage to be installed on both N. High St. and Pearl Alley elevations (*see packet for details*).

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 8:00 P.M.

13. 17-9-24

38 E. Lincoln St. (Corner of Lincoln and Pearl streets)

Schooley Caldwell & Associates (Applicant) The Wood Company (Owner)

An application, siteplan, and revised drawings have been submitted.

- Alterations to previously approved mixed-use parking garage.
- Add canopy and gas lanterns to front entry on Lincoln Street elevation.
- Add canopy and fireplace to 4th floor exterior patio.
- Add exterior exit stair along property line to meet code requirements for new lower level restaurant.
- Change the windows for the southwest corner restaurant space into fully operable.
- Alter window design on west elevation to match windows on south elevation.

CONCEPTUAL REVIEW

14. 17-9-25

324 E. Second Ave.

Avenue Partners/Snyder Barker & Elford Development (Applicant)

Jana Holdings, LLC (Owner)

An application, siteplan, drawings, and variance information has been submitted.

Conceptual Review

- Demolish existing buildings located on the parcel.
- Renovate and reconstruct the two (2) smaller east buildings.
- Extend north/south boulevard the full depth of the site.
- Construct two (2) new 3-story, 20-unit garden buildings.
- Construct one (1) new 3-story, 10-unit garden building.
- Construct a new 4-story, 97-unit apartment building.
- Construct a new 4-story, 43-unit apartment building.

Variance Recommendation Request

- 3363.01-M – to permit 190 dwelling units within the M-Manufacturing zone.
- 3363.24 – to reduce building set back on E. Second Ave. from 25" to 4'-7".

The following is taken from the August 2017 Italian Village Commissioner meeting minutes:

Commissioner Comments

- *Commissioner Fergus – The reuse of the two small historic buildings is very important. Indicated that reuse of the front of the larger building should also be considered.*
- *Commissioner Cooke – The current design is very far off. The shape and massing need work, and more character is needed in the design. The industrial elements of building and location need to be reflected in the designs. More character is needed with a connection to the industrial history of the area. A “green band” should be considered along Second Ave. A more north/south orientation should be utilized, and the two small historic buildings should be reused.*
- *Commissioner Maas – Agrees with the Commissioner Cooke’s comments. The site should be organized in a more north/south orientation following the pattern of the area. Perhaps the small historic buildings could serve another purpose on the site, such as pool houses.*
- *Commissioner Boyer – It is critical that the project reuse as much of the existing buildings as possible in the redevelopment of the site. The way that the boulevard follows the pattern of the neighborhood is good, but it should become a real boulevard that resolves itself and doesn’t just end. A north/south orientation to the site will be important.*
- *Commissioner Sudy – Agrees with Commissioner Boyer. Based on the conditions noted during the site visit, is most concerned with the preservation and integration of the two smaller historic buildings. The historic block pattern of the neighborhood is important. The design of the single building is too massive; it may need to be broken down into smaller buildings. The internal grid should be more like actual streets. The Second Ave. corridor is important.*

NO ACTION TAKEN

STAFF APPROVED APPLICATIONS

(The following applicants do not need to attend.)

• **17-9-1**

1046 Summit St.

Wayne Hurt (Applicant)

Hap Hinkle (Owner)

Approve Application 17-9-1, 1046 Summit St., as submitted with any/all clarifications noted:

- Remove deteriorated rubber roofing from rear addition.
- Install new EPDM rubber membrane roofing per submitted specifications.
- Replace existing skylights to match existing; new units to be by Velux.

Install New Rubber Roof

- Remove any/all asphalt shingles or rolled roofing on the rear addition down to the sheathing. Dispose of all debris in accordance with Columbus City Code.
- Examine all structural members of the flat roofing system from the square (i.e. top plate) to determine condition. Make any/all necessary structural repairs as needed in accordance with standard building practices and all applicable Columbus Building Codes.
- Replace any/all damaged, deteriorated, and missing sheathing/decking with wood of appropriate dimension, as necessary.
- Install new E. P. D. M. rubber in accordance with all applicable industry standards, manufacturer’s specifications, and Columbus Building Codes regarding installation of flat roof coverings.
- Replace any/all deteriorated and damaged wood fascia with new wood of same dimension as necessary. Prime and finish coat all wood fascia prior to the installation of all new gutter and down spouts; color to match the existing trim color. Paint color chip to be submitted to Historic Preservation Office staff.

- **17-9-2**

687 Kerr St.

Kevin Nordine (Applicant) Jennifer Lombardi (Owner)

Approve Application 17-9-2, 687 Kerr St., as submitted with any/all clarifications noted:

- Replace four (4) deteriorated windows located on the south elevation of house. New units to be Marvin all-wood interior/exterior 2-over-2 windows sized exactly to fit the existing openings.
- Repair/replace deteriorated sections of wood siding as needed to match existing.
- Repair deteriorated wood casing around existing garden window as needed to match existing.

Replace Deteriorated/Altered/Non-Original Windows

- Replace four (4) deteriorated/non-original windows on the south elevation of house per City Staff determination.
- Install new, 2-OVER-2, all-wood, interior/exterior, double-hung windows of appropriate dimension and profile and sized exactly to fit the original openings. Per window brochure submitted to the H. P. O. staff.
- Any/all necessary brick mold is to match existing in-kind, like-for-like.
- Replace any/all damaged, deteriorated, and missing casing and/or sill with new wood of appropriate dimension and profile.
- Prepare, prime, and paint all casings and sills in accordance with industry standards.

Repair / Replace Exterior Casings & Sills

- Replace any/all damaged, deteriorated, and missing casing and/or sill with new wood of appropriate dimension and profile.
- Prepare, prime, and paint all casings and sills in accordance with industry standards.

Repair/Replace Wood Siding

- Repair/replace all wood siding and trim as needed to match existing, in-kind, like-for-like.
- Prepare all wood siding and trim surfaces using the appropriate hand tools.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications.
- Finish coat all exterior wooden surfaces with exterior paint according to manufacturer's specifications.

- **17-9-3**

140 Warren St.

Able Roof (Applicant) Leah Ford (Owner)

Approve Application 17-9-3, 140 Warren St., as submitted with any/all clarifications noted:

- Remove deteriorated rubber roofing from rear addition.
- Install new EPDM rubber membrane roofing per submitted specifications.

Install New Rubber Roof

- Remove any/all asphalt shingles or rolled roofing on the rear addition down to the sheathing. Dispose of all debris in accordance with Columbus City Code.
- Examine all structural members of the flat roofing system from the square (i.e. top plate) to determine condition. Make any/all necessary structural repairs as needed in accordance with standard building practices and all applicable Columbus Building Codes.
- Replace any/all damaged, deteriorated, and missing sheathing/decking with wood of appropriate dimension, as necessary.
- Install new E. P. D. M. rubber in accordance with all applicable industry standards, manufacturer's specifications, and Columbus Building Codes regarding installation of flat roof coverings.
- Replace any/all deteriorated and damaged wood fascia with new wood of same dimension as necessary. Prime and finish coat all wood fascia prior to the installation of all new gutter and down spouts; color to match the existing trim color. Paint color chip to be submitted to Historic Preservation Office staff.

- **17-9-4**

723 Kerr St.

Evan Mickey (Owner)

Approve Application 17-9-4, 723 Kerr St., as submitted with any/all clarifications noted:

- Replace nine (9) deteriorated, non-original windows on house. New units to be Weathershield all-wood interior/exterior one-over-one windows sized exactly to fit the existing openings.
- Paint new units to match existing.

Replace Deteriorated/Altered/Non-Original Windows

- Replace nine (9) deteriorated/non-original windows on house per City Staff determination.
- Install new, 1-OVER-1, all-wood, interior/exterior, double-hung windows of appropriate dimension and profile and sized exactly to fit the original openings. Per window brochure submitted to the H. P. O. staff.
- Any/all necessary brick mold is to match existing in-kind, like-for-like.
- Replace any/all damaged, deteriorated, and missing casing and/or sill with new wood of appropriate dimension and profile.
- Prepare, prime, and paint all casings and sills in accordance with industry standards.

Repair / Replace Exterior Casings & Sills

- Replace any/all damaged, deteriorated, and missing casing and/or sill with new wood of appropriate dimension and profile as needed to match existing.
- Prepare, prime, and paint all casings and sills in accordance with industry standards.

- **17-9-5**

162 E. Second Ave.

Christin Brown (Owner)

Approve Application 17-9-5, 162 E. Second Ave., as submitted with any/all clarifications noted:

- Paint residence: body to be Olympic Paints “Annapolis Blue” (OL752.6), trim to be Sherwin Williams “Extra White” (SW7006) and doors to be Sherwin Williams “Radish” (SW6861).

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the main house for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer’s specifications, and per submitted paint color chips.
- **Any previously unpainted, masonry (i.e., brick/stone/concrete sills, lintels, porch columns, etc.) is to remain unpainted.**
- **Any previously painted masonry is to be left as is, or be painted to match the original color of the unpainted masonry as closely as possible.**

- **17-9-6**

66 E. Fourth Ave.

Joseph E. Huber (Applicant)

Carson Thrush (Owner)

Approve Application 17-9-6, 66 E. Fourth Ave., as submitted with any/all clarifications noted:

- Tuckpoint exterior brick of residence as needed to match existing.
- Remove deteriorated windows in residence and install new 2-over-2 all-wood inter/exterior double-hung windows by Jeld Wen.
- Install new all-wood 4-panel doors on the front and rear elevations.
- Repair existing rear covered porch as needed to match existing.
- Rebuild front porch to match existing and per submitted drawings.

Solid Tuck Point

- Check all mortar joints for soundness.
- Use hand tools to remove all mortar to a depth of 3/4".
- Moisten surface with water and solid point with mortar of matching color, texture, hardness, and joint profile. New mortar must be softer than the masonry, and no harder than the historic mortar, to allow for expansion and contraction of the masonry. Original mortar mix was composed of 1 part lime to 2 parts sand. White portland cement may be substituted for up to (but no more than) 20 percent of the lime content. (The owner is advised to use the approved 12 parts sand-4 parts lime-1 part white portland cement formula approved by the National Trust For Historic Preservation. Please refer to Preservation Brief 2- "Repointing Mortar in Historic Brick Buildings" available at <http://www.cr.nps.gov/hps/tps/briefs/brief02.htm>).

Replace Deteriorated Windows

- Replace deteriorated windows on house per City Staff determination.
- Install new, 2-OVER-2, all-wood, interior/exterior, double-hung windows of appropriate dimension and profile and sized exactly to fit the original openings. Per window brochure submitted to the H. P. O. staff.
- Any/all necessary brick mold is to match existing in-kind, like-for-like.
- Replace any/all damaged, deteriorated, and missing casing and/or sill with new wood of appropriate dimension and profile.
- Prepare, prime, and paint all casings and sills in accordance with industry standards.

Install New Door

- Install new, solid core door in existing door jamb. New door to be either a four-panel or half-lite wood door.
- Set on 1 1/2 pair 3 1/2" x 3 1/2" butt hinges; hinge locations to be determined by the existing jamb.
- Wood units to be stained or painted; finish all six sides.
- Paint/stain color chips for finish coat are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of the paint/stain.

• **17-9-7**

178 E. First Ave.

Sherwood L. Hill (Owner)

Approve Application 17-9-7, 178 E. First Ave., as submitted with any/all clarifications noted:

- Replace 5' x 7' section of wood lattice for rose bush to match existing.

• **17-9-8**

1120 N. High St.

Jeffrey Parenteau (Applicant)

1120 North High, LLC (Owner)

Approve Application 17-9-8, 1120 N. High St., as submitted with any/all clarifications noted:

- Remove tree located on neighboring parcel due to ongoing root damage to buildings norther wall.
- Tree is located on 1112 N. High St. and building owners Katz Development have given permission for removal.

• **17-9-9**

75 E. First Ave.

Feazel Roofing (Applicant)

Bruce Shumard (Owner)

Approve Application 17-9-9, 75 E. First Ave., as submitted with any/all clarifications noted:

- Remove existing asphalt shingles on main roof.
- Install new GAF "Royal Sovereign" standard 3-tab asphalt shingle roof; color to be "Nickel Gray".
- Install new metal ridge roll, valleys, and flashing; to be painted "Gray".

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the main roof, down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer's specifications.

- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a “W” channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing 3-tab shingles.
- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted “Tinner’s Red” or “Gray.”
- Upon completion, all metal valleys and flashing are to be painted “Tinner’s Red” or “Gray.”
- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents and/or soffit vents.

- **17-9-10**

45-47 E. First Ave.

Greg Anglin & Mike Blue (Owners)

Approve Application 17-9-10, 45-47 E. First Ave., as submitted with any/all clarifications noted:

- Paint residence: body to be Sherwin Williams “Fernland” (SW7544), trim to be Sherwin Williams “Grecian Ivory” (SW7541) and shutters to be Sherwin Williams “Pier” (SW7545).
- Re-open existing shuttered entrances (2) and install new custom wood doors sized to fit the existing openings; new doors to be either 4-panel or half-lite design.

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the main house for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer’s specifications, and per submitted paint color chips.
- **Any previously unpainted, masonry (i.e., brick/stone/concrete sills, lintels, porch columns, etc.) is to remain unpainted.**
- **Any previously painted masonry is to be left as is, or be painted to match the original color of the unpainted masonry as closely as possible.**

Install New Door

- Install two (2) new, solid core doors in existing door jambs. New doors to be either a four-panel or half-lite wood door.
- Set on 1 1/2 pair 3 1/2" x 3 1/2" butt hinges; hinge locations to be determined by the existing jamb.
- Wood units to be stained or painted; finish all six sides.
- Paint/stain color chips for finish coat are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of the paint/stain.

- **17-9-11**

872-874 N. High St.

Joseph Morgan (Applicant)

Igor Bogin (Owner)

Approve Application 17-9-11, 872-874 N. High St., as submitted with any/all clarifications noted:

- Reface existing neon-banded 33” circular projecting sign per submitted drawing.
- Paint existing storefront; color to be “Black”.
- Remove existing 72” x 22” vinyl banner sign and brackets.

- X. OLD BUSINESS**
- XI. NEW BUSINESS**
- XII. ADJOURNMENT**